092.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,300 / 687,300
					USE VALUE:	687,300 / 687,300
					ASSESSED:	687,300 / 687,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RYBCZYNSKI JAKUB A	
Owner 2:	KEEFE ELIZABETH M	
Owner 3:		
Street 1:	95 DICKSON AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474 Type:	

PREVIOUS OWNER

Owner 1:	VALLARELLI STEVEN JR/ALLISON -
Owner 2:	-
Street 1:	95 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,351 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6351.000	259,900		427,400	687,300
Total Card	0.146	259,900		427,400	687,300
Total Parcel	0.146	259,900		427,400	687,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.38 | /Parcel: 511.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 59484

GIS Ref

GIS Ref

Insp Date 09/13/17

!7508!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,900	0	6,351.	427,400	687,300	687,300	Year End Roll	12/18/2019
2019	101	FV	219,200	0	6,351.	433,500	652,700	652,700	Year End Roll	1/3/2019
2018	101	FV	219,200	0	6,351.	323,600	542,800	542,800	Year End Roll	12/20/2017
2017	101	FV	219,200	0	6,351.	293,100	512,300	512,300	Year End Roll	1/3/2017
2016	101	FV	219,200	0	6,351.	280,800	500,000	500,000	Year End	1/4/2016
2015	101	FV	206,300	0	6,351.	238,100	444,400	444,400	Year End Roll	12/11/2014
2014	101	FV	206,300	0	6,351.	225,900	432,200	432,200	Year End Roll	12/16/2013
2013	101	FV	201,100	0	6,351.	214,900	416,000	416,000		12/13/2012

PRINT

Date	Time
12/10/20	22:08:15

LAST REV

Date	Time
09/13/17	15:16:17
danam	
7508	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALLARELLI STEV	50468-349		12/14/2007		429,000	No	No		
VALLARELLI STEV	47297-109		4/18/2006		400,000	No	No		
	12034-204		2/14/1997	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2017	252	Dormers	44,000	O				
3/14/2013	347	Addition	20,478	C				
8/23/2010	1025	Redo Kit	4,800					
9/3/2009	813	Wood Dec	5,400					
8/12/2009	695	Manual	4,800					
8/19/2008	939	Redo Bat	9,500			G10	GR FY10	
2/21/2008	143	Redo Bat	6,900					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2017	Meas/Inspect	DGM	D Mann
9/13/2017	Permit Visit	DGM	D Mann
8/20/2013	Measured	JBS	JOHN S
3/23/2011	Info Fm Prmt	BR	B Rossignol
1/17/2009	Meas/Inspect	197	PATRIOT
1/6/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
7/25/2006	MLS	HC	Helen Chinal
4/5/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

USER DEFINED

Prior Id # 1:	59484
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6351		Sq. Ft.	Site		0	70.	0.96	5									427,370						427,400	

Total AC/HA: 0.14580 | Total SF/SM: 6351 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 427,370 | Spl Credit | Total: 427,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319291
Depreciation:	59388
Depreciated Total:	259903

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

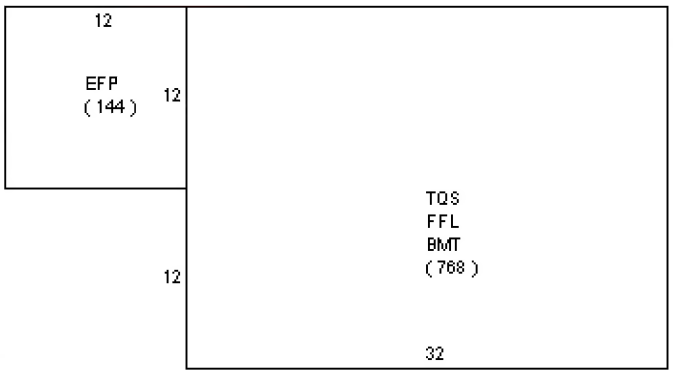
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	115.20
Final Total:	259900	Val/Su SzAd	193.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.520	32,656
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
EFP	Enclos Porch	144	46.130	6,642

Net Sketched Area:	2,256			Total:	229,791
Size Ad	1344	Gross Are	2448	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: